



Republic of the Philippines  
BATANGAS CITY

**Office of the Sangguniang Panlungsod**

Tel. No. 722-0304

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**ORDINANCE NO. 10 S. 2021**

**AN ORDINANCE RECLASSIFYING THE THIRTY-FOUR (34) PARCELS OF LAND WITH A TOTAL AREA OF THREE HUNDRED SEVENTY-TWO THOUSAND SIX HUNDRED SEVENTY-FIVE (372,675.00) SQUARE METERS MORE OR LESS LOCATED IN BARANGAY DELA PAZ PROPER, BATANGAS CITY FROM SPECIAL USE SUB-ZONE (SU-SZ) AND TOURISM MIXED USE-ZONE (TMX-Z) TO INDUSTRIAL-3 (I-3) ZONE WHICH WILL BE THE SITE FOR THE PROPOSED LNG POWER PLANT PROJECT**

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**SPONSOR: COUN. GERARDO A. DELA ROCA**  
**CO-SPONSOR: COMMITTEE ON ENVIRONMENT, URBAN DEVELOPMENT, LAND USE AND ZONING**

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**WHEREAS**, the Ilijan Primeline Industrial Estate Corporation (Formerly ILIJAN PRIMELINE HOLDINGS, INC.) applies for the Land Use Reclassification of thirty-four (34) parcels of land with a total area of three hundred seventy-two thousand six hundred seventy-five (372,675) square meters more or less located in Barangay Dela Paz Proper, Batangas City from Special Use Sub-Zone (SU-SZ) and Tourism Mixed Use-Zone (TMIX-Z) to Industrial-3 (I-3) Zone which will be the site for the proposed LNG Power Plant Project;

**WHEREAS**, the proposed project is a component of the proposed 1700 MW Combined Cycle Power Plant in Barangay Dela Paz Proper, Batangas City which is seen to further boost the industrial development of the City and create more job opportunities for Batangueños;

**WHEREAS**, the Sangguniang Panlungsod finds no legal impediment for the approval of the application;

**WHEREAS**, protection of the environment is assured through compliance by the applicant of the recommendation stated in the Evaluation Report of the City Planning and Development Office;

**NOW THEREFORE**, be it enacted by the Sangguniang Panlungsod of Batangas City in Session Assembled:

**SECTION 1. – TITLE.** – This Ordinance shall be known as “An Ordinance Reclassifying the thirty-four (34) parcels of land with a total area of Three Hundred Seventy-Two Thousand Six Hundred Seventy-Five (372,675.00) square meters more or less located in Barangay Dela Paz Proper, Batangas City from Special Use Sub-Zone (SU-SZ) and Tourism Mixed Use-Zone (TMX-Z) to Industrial-3 (I-3) Zone which will be the site for the proposed LNG Power Plant Project.”

**SECTION 2.** – Strict Compliance to all applicable city ordinances, resolutions and executive orders and to all national laws, executive orders, circulars and implementing rules and regulations issued by the National Government and its agencies are hereby mandated

**SECTION 3.** - The City Mayor may issue implementing rules and regulations for the efficient and effective implementation of this Ordinance.

**SECTION 4.** - If for any reason or reason, any part of the Ordinance shall be held unconstitutional or invalid other parts hereof which are not affected thereby shall continue to be in full force and effect.



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**Continuation of Ordinance No. 10 S. 2021**

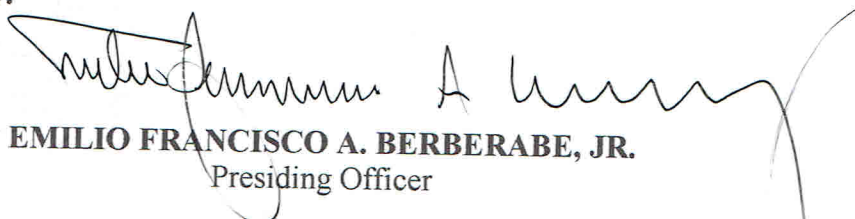
**AN ORDINANCE RECLASSIFYING THE THIRTY-FOUR (34) PARCELS OF LAND WITH A TOTAL AREA OF THREE HUNDRED SEVENTY-TWO THOUSAND SIX HUNDRED SEVENTY-FIVE (372,675.00) SQUARE METERS MORE OR LESS LOCATED IN BARANGAY DELA PAZ PROPER, BATANGAS CITY FROM SPECIAL USE SUB-ZONE (SU-SZ) AND TOURISM MIXED USE-ZONE (TMX-Z) TO INDUSTRIAL-3 (I-3) ZONE WHICH WILL BE THE SITE FOR THE PROPOSED LNG POWER PLANT PROJECT**

**SECTION 5.** - This Ordinance shall take effect upon approval by the City Mayor.

**ENACTED UNANIMOUSLY** by the Sangguniang Panlungsod of Batangas City this 18<sup>th</sup> day of May 2021.

  
**ATTY. OLIVA D. TELEGATOS**  
Secretary  
Sangguniang Panlungsod

**ATTESTED:**

  
**EMILIO FRANCISCO A. BERBERABE, JR.**  
Presiding Officer

**APPROVED:**

  
**BEVERLEY ROSE A. DIMACUHA**  
City Mayor

Date Approved: JUN 08 2021



**REPUBLIC OF THE PHILIPPINES  
BATANGAS CITY**

**OFFICE OF THE SANGGUNIANG PANLUNGSOD**

**EXCERPT FROM THE MINUTES OF THE REGULAR SESSION HELD BY THE  
MEMBERS OF THE SANGGUNIANG PANLUNGSOD OF BATANGAS CITY  
ON MAY 18, 2021 VIA ZOOM APPLICATION**

**PRESENT:**

Hon. Emilio Francisco A. Berberabe Jr.,	Presiding Officer
Hon. Alyssa Renee A. Cruz,	Councilor
Hon. Aileen Grace A. Montalbo,	“
Hon. Karlos Emmanjuel A. Buted,	“
Hon. Gerardo A. Dela Roca,	“
Hon. Oliver Z. Macatangay,	“
Hon. Nelson J. Chavez,	“
Hon. Julian B. Villena,	“
Hon. Michael Thomas T. Pastor,	“
Hon. Isidra “Ched” M. Atienza,	“
Hon. Maria Aleth A. Lazarte,	“
Hon. Lorenzo A. Gamboa, Jr.,	“
Hon. Angelito “Dondon” A. Dimacuha,	ABC-Rep.
Hon. Marjorie A. Manalo,	SK-Fed. Pres.
 Hon. Nestor E. Dimacuha, (Sick Leave)	 Councilor

“On motion of Councilor Dela Roca seconded by Councilor Villena, the following Resolution was Adopted:

**RESOLUTION NO. 146 S. 2021**

**ADOPTING THE REPORT OF THE COMMITTEE ON ENVIRONMENT, URBAN  
DEVELOPMENT LAND USE AND ZONING AND APPROVING THE ORDINANCE  
RECLASSIFYING THE THIRTY-FOUR (34) PARCELS OF LAND WITH A TOTAL  
AREA OF THREE HUNDRED SEVENTY-TWO THOUSAND SIX HUNDRED  
SEVENTY-FIVE (372,675.00) SQUARE METERS MORE OR LESS LOCATED IN  
BARANGAY DELA PAZ PROPER, BATANGAS CITY FROM SPECIAL USE SUB-  
ZONE (SU-SZ) AND TOURISM MIXED USE-ZONE (TMX-Z) TO INDUSTRIAL-3 (I-3)  
ZONE WHICH WILL BE THE SITE FOR THE PROPOSED LNG POWER PLANT  
PROJECT FOR SECOND AND FINAL READING**

**RESOLVED**, to adopt the report of the Committee on Environment, Urban Development Land Use and Zoning and the recommendations stated therein and approving the Ordinance Reclassifying the Thirty-Four (34) parcels of land with a total area of Three Hundred Seventy-Two Thousand Six Hundred Seventy-Five (372,675.00) Square Meters more or less located in Barangay Dela Paz Proper, Batangas City From Special Use Sub-Zone (SU-SZ) and Tourism Mixed Use-Zone (TMX-Z) to Industrial-3 (I-3) Zone which will be the site for the proposed LNG Power Plant Project for Second and Final Reading

**UNANIMOUSLY APPROVED.”**

Continuation of Resolution No. 146 S. 2021

**ADOPTING THE REPORT OF THE COMMITTEE ON ENVIRONMENT, URBAN DEVELOPMENT LAND USE AND ZONING AND APPROVING THE ORDINANCE RECLASSIFYING THE THIRTY-FOUR (34) PARCELS OF LAND WITH A TOTAL AREA OF THREE HUNDRED SEVENTY-TWO THOUSAND SIX HUNDRED SEVENTY-FIVE (372,675.00) SQUARE METERS MORE OR LESS LOCATED IN BARANGAY DELA PAZ PROPER, BATANGAS CITY FROM SPECIAL USE SUB-ZONE (SU-SZ) AND TOURISM MIXED USE-ZONE (TMX-Z) TO INDUSTRIAL-3 (I-3) ZONE WHICH WILL BE THE SITE FOR THE PROPOSED LNG POWER PLANT PROJECT FOR SECOND AND FINAL READING**

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I hereby certify that the foregoing Resolution No. 146 S. 2021 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on May 18, 2021.

  
**ATTY. OLIVA D. TELEGATOS**  
Secretary

**ATTESTED:**   
**EMILIO FRANCISCO A. BERBERABE, JR.**  
Presiding Officer

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Office of the Sangguniang Panlungsod

Tel. No. 722-0304

THE COMMITTEE ON ENVIRONMENT, URBAN DEVELOPMENT,  
LAND USE AND ZONING

COMMITTEE REPORT

**TO :** The Honorable Presiding Officer  
and Members of the Sangguniang Panlungsod

**FROM :** The Committee on Environment, Urban Development, Land Use  
and Zoning

**SUBJECT:** Application for land use reclassification of Thirty Four  
(34) Parcels of Land with a total amount of Three Hundred  
Seventy -Two Thousand Six Hundred Seventy-Five (372,675)  
square meters more or less in Barangay Dela Paz Proper,  
Batangas City from Special Use Sub-Zone (SU-SZ) and  
Tourism Mixed Use-Zone (TMX-Z) to Industrial - 3 (I-3)  
Zone which will be the site for the proposed LNG Power  
Plant Project

The subject application was referred to the Committee on Environment, Urban Development, Land Use and Zoning during the Sangguniang Panlungsod's regular session on April 27, 2021. The committee held a committee hearing on May 05, 2021, 9:00 a.m. via Zoom and in attendance were the City Vice Mayor, Hon. Emilio Francisco A. Berberabe; Committee Chairman Coun. Gerardo A. Dela Roca; Committee members: Coun. Alyssa Renee A. Cruz, Coun. Nestor E. Dimacuha, Coun. Julian B. Villena, Coun. Nelson J. Chavez, Coun. Marjorie A. Manalo; Sanggunian Members Coun. Aileen Grace A. Montalbo, Coun. Karlos Emmanjuel A. Buted, Coun. Isidra Ched M. Atienza, Coun. Maria Aleth A. Lazarte, Coun. Lorenzo A. Gamboa, Coun. ABC Pres. Angelito "Dondon" A. Dimacuha. From Ilijan Primeline Industrial Estate Corporation, Mr. Rene R. Mendoza; from City Assessor's Office, Ms. Judy Tumaming; from City Planning and Development Office, Mr. Edgar Festijo, Engr. Roselyn G. Berberabe, Ms. Gilda Godoy; from City ENRO, Mr. Oliver Gonzales, Ms. Marlyn Velasco, Ms. Charmaine Landicho, and Stenographer Ms. Cecilia Atienza.

Ilijan Primeline Industrial Estate Corporation is the registered owner of Several Parcels of Land located in Brgy. Dela Paz Proper, Batangas City. It has a total land area of the Three Hundred Seventy Two Thousand Six Hundred Seventy Five (372,675) square meters and presently classified as special use sub-zone (SU-SZ), Tourism mixed used-zone (TMX-Z). The area is adjacent to 1,200MW Kepco Ilijan Corp. (KEILCO) Power Plant. If reclassified into Industrial-3 (I-3) Zone, the owner intends to lease the subject properties to a prospective lessee and will be the site for the proposed LNG Power Plant Project, which is categorized as a NATIONAL SIGNIFICANT PROJECT, explained by Mr. Rene R. Mendoza, Representative of the Owner.

Barangay Council of Brgy. Dela Paz Proper signifies their support to the Application by way of issuing a Barangay Clearance and a Resolution endorsing the Land Use Zoning Reclassification of the Area.


**RECOMMENDATIONS:**

Finding no Legal Impediments in the Applications, the Committee recommends the following:

1. The adoption of this Committee Report.
2. The approval of the Application Subject to the conditions stated in the Evaluation report of the CPDO.
3. The approval of the Ordinance entitled "An Ordinance Reclassifying the thirty-four (34) parcels of land with a total area of Three Hundred Seventy-Two Thousand Six Hundred Seventy-Five (372,675.00) square meters more or less located in Barangay Dela Paz Proper, Batangas City from Special Use Sub-Zone (SU-SZ) and Tourism Mixed Use-Zone (TMX-Z) to Industrial-3 (I-3) Zone which will be the site for the proposed LNG Power Plant Project" for second and final reading.

Respectfully submitted, May 18, 2021

**COMMITTEE ON ENVIRONMENT, URBAN DEVELOPMENT,  
LAND USE AND ZONING**

  
COUN. GERARDO A. DELA ROCA  
Chairman

  
COUN. ALYSSA RENEE A. CRUZ  
Member

  
COUN. JULIAN B. VILLENA  
Member

  
COUN. NELSON J. CHAVEZ  
Member

  
COUN. OLIVER Z. MACATANGAY  
Member

  
COUN. NESTOR E. DIMACUHA  
Member

  
COUN. MARJORIE MANALO  
Member





Republic of the Philippines  
Batangas City

## City Planning and Development Office

City Hall Complex, P. Burgos Street, Batangas City 4200

Tel. Nos.: (043) 723-1832 (telefax) / 723-4108

email add: cpdobatangascity@yahoo.com.

### EVALUATION REPORT

NAME OF APPLICANT : ILIJAN PRIMELINE INDUSTRIAL ESTATE CORP. (Formerly ILIJAN PRIMELINE HOLDINGS, INC.)

ADDRESS OF APPLICANT : No. 28 Liberty Avenue, Cubao, Quezon City

LOCATION OF PROJECT : Brgy. Dela Paz Proper, Batangas City

RIGHT OVER LAND : OWNER

SITE ZONING CLASSIFICATION : SPECIAL USE SUB-ZONE (SU-SZ)  
TOURISM MIXED USE-ZONE (TMX-Z)

PROJECT CLASSIFICATION : The proposed LNG Power Plant project is classified as Heavy Industrial Project

SUBJECT: Request for Land Use Reclassification of thirty-four (34) parcels of land with a total area of three hundred seventy-two thousand six hundred seventy-five (372,675.00) square meters more or less located in Barangay Dela Paz Proper, Batangas City from Special Use Sub-Zone (SU-SZ) and Tourism Mixed Use-Zone (TMX-Z) to Industrial-3 (I-3) Zone which will be the site for the proposed Ilijan LNG Power Plant Project.

The owner of the following parcels of land located in Brgy. Dela Paz Proper, this city requested for Land Use/Zoning Reclassification from their present zone classifications of Special Use Sub-Zone (SU-SZ) and Tourism Mixed Use (TMX-Z) as per the Batangas City Zoning Ordinance CY 2019 to Industrial-3 (I-3) use re:

Lot Number	Tax declaration Number	Area (Sq.m.)	Batangas City Integrated Zoning Ordinance CY 2019
1. 16152	0043-00969	47,123.00	Special Use-Sub Zone (SU-SZ)
2. 16153 pt.	0043-00264	17,705.00	Special Use-Sub Zone (SU-SZ)
3. 16153 pt.	0043-00970	130.00	Special Use-Sub Zone (SU-SZ)
4. 16153 pt.	0043-00971	130.00	Special Use-Sub Zone (SU-SZ)
5. 16153 pt.	0043-01032	504.00	Special Use-Sub Zone (SU-SZ)
6. 16161 pt.	0043-00869	13,380.00	Special Use-Sub Zone (SU-SZ)
7. 16161 pt.	0043-00873	13,380.00	Special Use-Sub Zone (SU-SZ)
8. 16161 pt.	0043-01258	35,707.00	Special Use-Sub Zone



9. 16161 pt.	0043-01269	4,197.00	(SU-SZ) Special Use-Sub Zone
10. 16165 pt.	0043-01259	48,466.00	(SU-SZ) Special Use-Sub Zone
11. 16166 pt.	0043-00933	20,313.00	(SU-SZ) Industrial 3-Zone
12. 16166 pt.	0043-00934	20,313.00	Industrial 3-Zone
13. 16167 pt.	0043-00870	15,019.00	Special Use-Sub Zone
14. 16167 pt.	0043-00871	15,019.00	(SU-SZ) Special Use-Sub Zone
15. 16167 pt.	0043-00867	30,038.00	(SU-SZ) Special Use-Sub Zone
16. 16173 pt.	0043-00866	35,000.00	(SU-SZ) Special Use-Sub Zone
17. 16159 pt.	0043-01071	27,871.00	(SU-SZ) Special Use-Sub Zone
18. 16159 pt.	0043-01070	22,851.00	(SU-SZ) Special Use-Sub Zone
19. 16155 pt.	0043-00520	130.00	(SU-SZ) Tourism Mixed Use
20. 16155 pt.	0043-01169	130.00	Zone (TMX-Z)
21. 16155 pt.	0043-00354	130.00	Tourism Mixed Use
22. 16155 pt.	0043-00586	130.00	Zone (TMX-Z)
23. 16155 pt.	0043-00470	130.00	Special Use-Sub Zone
24. 16155 pt.	0043-01282	130.00	(SU-SZ) Special Use-Sub Zone
25. 16155 pt.	0043-00055	130.00	(SU-SZ) Special Use-Sub Zone
26. 16161 pt.	0043-00860	300.00	(SU-SZ) Special Use-Sub Zone
27. 16161 pt.	0043-00174	120.00	(SU-SZ) Tourism Mixed Use
28. 16161 pt.	0043-00249	245.00	Zone (TMX-Z)
29. 16161 pt.	0043-00591	750.00	Tourism Mixed Use
30. 16161 pt.	0043-01256	75.00	Zone (TMX-Z)
31. 16161 pt.	0043-00681	75.00	Tourism Mixed Use
32. 16165 pt.	0043-00175	123.50	Zone (TMX-Z)
33. 16165 pt.	0043-00728	123.50	Tourism Mixed Use
34. 16163 pt.	0043-00794	2,807.00	Zone (TMX-Z)
			Tourism Mixed Use
			Zone (TMX-Z).
<b>Total</b>		<b>372,675.00</b>	

**Site Description of the land requested for land use/zoning reclassification/evaluation.**

1. The abovementioned properties will be the site for the proposed 1700 MW Combined Cycle Power Plant in Brgy. Dela Paz Proper, Batangas City.



2. The terrain of the abovementioned properties are flat from the seashore and ranging to rolling/hilly terrain covered with grasses, shrubs and secondary growth trees.
3. The project site is just adjacent to the existing and operating KELCO Ilijan LNG Power Plant.
4. The abovementioned properties are within the designated Special Use-Sub Zone (SU-SZ), Industrial-3 (I-3) Zone and Tourism Mixed Use-Zone (TMX-Z) as per the Batangas City Integrated Zoning Ordinance CY 2019.
5. Southern portion of the project site is fronting along the shoreline of Batangas Bay.


The request for land use/zoning reclassification of the Ilijan Primeline Industrial Estate Corporation (Formerly Ilijan Primeline Holdings, Inc.) for their properties located in Brgy. Dela Paz Proper, Batangas City from Special Use-Sub Zone (SU-SZ) and Tourism Mixed Use-Zone (TMX-Z) to Industrial-3 (I-3) Zone which will be the site for the proposed 1700 MW Combined Cycle Power Plant is being endorsed to the Sangguniang Panlungsod for appropriate action and consideration:

1. The proponent shall secure Barangay Clearance and Barangay Council Resolution endorsing the land use/zoning reclassification from the Barangay Council of Brgy. Dela Paz Proper, Batangas City;
2. The proponent shall comply with all the other necessary requirements of the concerned national and local government agencies and all applicable provision of the existing laws and ordinances prior to the development of the LNG Power Plant whenever the above said request for land use/zoning reclassification shall be granted by the city government.

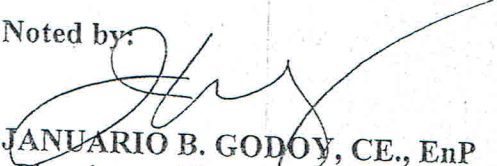
April 14, 2021

Prepared by:

  
**ALEX M. GONDA**  
Zoning Officer I

  
**ROSELYN G. BERBERABE**  
Zoning Officer III

Noted by:

  
**JANUARIO B. GODOY, CE., EnP**  
City Planning and Development Coordinator